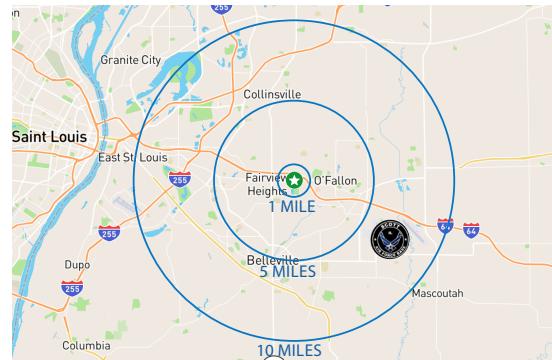


# AVAILABLE FOR LEASE OR SALE 4.11 ACRES - PAD READY

176 AUTO COURT, O'FALLON, IL 62269



## PROPERTY DETAILS



- + Located at signalized intersection with direct access and visibility on Hwy 50 with 25,700+ VPD
- + Outparcel of Lincoln Crossing Shopping Center anchored by Home Depot and Walmart (\$58.5M in sales) with high customer traffic.
- + Zoned B2 Commercial

## CONTACT BROKER FOR PRICING

DAYTIME POPULATION	AVG. HOUSEHOLD INCOME	MEDIAN HOUSEHOLD INCOME	POPULATION	HOUSEHOLDS
6,938 - 1 mile	\$83,363 - 1 mile	\$65,770 - 1 mile	3,346 - 1 mile	1,389 - 1 mile
53,483 - 3 miles	\$103,169 - 3 miles	\$79,205 - 3 miles	50,180 - 3 miles	19,890 - 3 miles
95,387 - 5 miles	\$95,227 - 5 miles	\$71,776 - 5 miles	98,739 - 5 miles	40,054 - 5 miles

### PAUL FUSZ

First Vice President  
+1 314 655 6046  
paul.fusz@cbre.com

### JOSH ROEDEMEIER

First Vice President  
+1 314 655 5942  
josh.roedemeier@cbre.com

### NICK GARAVAGLIA

Vice President  
+1 314 655 5827  
nick.garavaglia@cbre.com

### CHARLIE FARON

Senior Associate  
+1 314 655 5922  
charlie.faron@cbre.com

**CBRE**

# SITE SURVEY

